



**Hayward Properties - Assessor's Parcel Number(s):**

415018007600, 415018008401, 415018007400, 415018007500, 415018008301, 415018008201, 415018008101

**GP DESIGNATION**

CHDR: Commercial/High Density Residential

HDR: High Density Residential

**ZONING DESIGNATION**

CG/SD7: General Commercial SD7

RM/SD7: Medium Density Residential SD7

CN-R/SD7: Neighborhood Commercial-Residential SD7

**PROPERTY SIZE**

704,630 total sq ft

**SETBACKS**

<b>MIN FRONT YARD</b>	10 feet, unless building is located at the property line
<b>MIN REAR YARD</b>	None, if abutting a CG district, otherwise the same as the required rear yard of the abutting District.
<b>MIN SIDE STREET YARD</b>	10 feet, unless building is located at the property line
<b>MIN SIDE YARD</b>	None, unless abutting a R, A, MH, OS or residential PD District where the side yard shall be a minimum of 10 feet

**LOT COVERAGE**

90% Maximum

**MINIMUM LOT SIZE**

None

**MINIMUM AVERAGE LOT WIDTH**

None

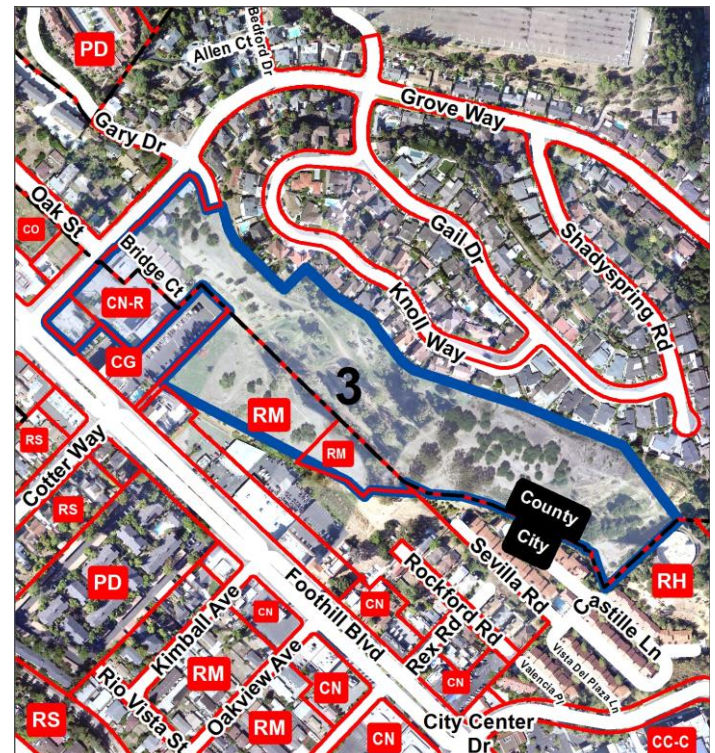
**DENSITY**

Dependent upon project

**HISTORIC BUILDINGS**

None

This property includes several parcels from the Commercial/High Density Residential district of the General Plan. Although these parcels are grouped together, many of them have different zoning designations. The information in this sheet reflects zoning regulations for the General Commercial District. Several of these parcels are unincorporated and under the jurisdiction of Alameda County and their information is on the following page.





**County Addresses:**

1491, -59, -75, -83 Grove Way, Gary Drive

**County Properties - Assessor's Parcel**

**Number(s):**

415018007000, 415018007200, 415018007100,  
415018006801, 415018006901, 415018007300,  
415019006400

**GP DESIGNATION** (415018007000, 415018007200,  
415018007100)

**RSL: Residential Small Lot**, Castro Valley General Plan

**ZONING DESIGNATION**

**R-1-CSU-RV: Single Family Residential, Conditional  
Secondary Unit and RV parking**

**SETBACKS**

MIN FRONT YARD	20 feet
MIN REAR YARD	20 feet
MIN SIDE STREET YARD	10 feet
MIN SIDE YARD	5 feet plus 1 foot for each full 10 foot of Median lot width over 50 feet (maximum required – 10 feet)

**MINIMUM LOT SIZE**

5,000 sq ft

**DENSITY**

Maximum density 8-17 units per acre

**GP DESIGNATION** (415018006801, 415018006901)

**RM: Residential Medium Density Multifamily**, Castro  
Valley General Plan

**ZONING DESIGNATION**

**R-S-D-15: Suburban Residential**

**SETBACKS**

MIN FRONT YARD	20 feet
MIN REAR YARD	20 feet
MIN SIDE STREET YARD	
MIN SIDE YARD	10 feet, Limited exceptions (see Section 17.12.090, Width of side yards) exceptions.

**MINIMUM LOT SIZE**

5,000 sq ft

**DENSITY**

Maximum density 23-29 units per acre

**GP DESIGNATION** (415018007300)

**CNM: Neighborhood Commercial**, FAR 1.0 , Castro  
Valley General Plan

**ZONING DESIGNATION**

**C-1: Commercial Retail**

**SETBACKS**

MIN FRONT YARD	20 feet
MIN REAR YARD	15 feet if next to a residential district
MIN SIDE STREET YARD	
MIN SIDE YARD	10 feet if next to a residential district

**MINIMUM LOT SIZE**

No minimum requirements

**GP DESIGNATION** (415019006400)

**OS-P: Open Space - Parks**, Castro Valley General Plan

**ZONING DESIGNATION**

Unzoned

